

TO: Sherwood City Council

FROM: Michelle Miller, AICP, Senior Planner

THROUGH: Brad Kilby, Brad Kilby, AICP, Planning Manager, Joseph Gall, City Manager and Chris Crean, City Attorney

SUBJECT: Ordinance 2013-003 To Amend Section 16.12 Of The Zoning And Community Development Code Relating To Property Zoned Very Low Density Residential

Summary: This ordinance will amend the Zoning and Development Code to change the minimum lot size and density requirements for properties zoned very low density residential, when developed as a planned unit development.

Previous Council Actions:

Council held a hearing on May 21, 2013, closed the record and began deliberations. They continued the hearing in order to review the testimony presented at the hearing.

Background/Problem Discussion:

The City of Sherwood received a land use application from a property owner within the VLDR zone proposing to amend the Development Code for all properties in the VLDR zone. The applicant proposed to allow an increase in density from two units per acre to four units per acre if developed as a Planned Unit Development (PUD). The applicant recently proposed to allow a minimum lot size for the PUD of 8,500 for single-family homes.

The Sherwood Planning Commission held multiple hearings on the proposed amendments and received testimony from residents and property owners in the area. During deliberations, the Commission discussed the multiple issues concerning the challenges of developing the property within the VLDR zone and at the same time preserving the character of the existing and abutting neighborhoods. In the end, the Planning Commission found the 10,000 minimum lot size and four units per acre persuasive and recommended approval of the text amendment reflecting these changes.

At the hearing on May 21, 2013, the Council heard testimony from property owners in the area concerning the text amendment, the SE Sherwood Master Plan, the environmental issues as well as the contaminated soil found on some of the properties under consideration for the text amendment. Staff provided the attached memo that discusses those issues in detail.

Alternatives:

The City Council could adopt, amend or deny Ordinance 2013-003.

Financial Implications:

N/A.

Recommendation and Proposed Motion:

Staff respectfully recommends that the City Council adopt the attached Ordinance 2013-003 which reflects the Sherwood Planning Commission's recommendation.

Attachment:

Staff Memo dated August 23, 2013